



**COMMUNICATION C33**  
**ITEM NO. 9**  
**COMMITTEE OF THE WHOLE (2)**  
**October 13, 2021**

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October 12, 2021

City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

**Attention: Members of Council**

**Re: Vaughan Comprehensive Zoning By-law  
Richview Manor Retirement Building  
c/o York Major Holdings Inc.  
10,500 Dufferin Street  
City of Vaughan  
Region of York**

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Dear Members of Council,

KLM Planning Partners Inc. ("KLM") is the land use planner on behalf of York Major Holdings Inc. with respect to Richview Manor, a retirement building located at 10,500 Dufferin Street, Maple, in the City of Vaughan (the "City"), Region of York (the "Subject Lands"). We understand that a Comprehensive Zoning By-law (the "Comprehensive By-law") has been prepared and is scheduled to be brought forward to Committee of the Whole for approval on Wednesday, October 13, 2021. We have reviewed the Comprehensive By-law with respect to the are pleased to provide the below minor comments on the proposed By-law.

The Subject Lands are currently zoned RA3 9(1324) – Apartment Residential Zone Three with site-specific exception 1324 (By-law 172-2009) in Zoning By-law 1-88, as amended. Based on our review, the majority of the site-specific exceptions have been carried forward in the Comprehensive By-law; however, the following items have been omitted:

- ai) for the purpose of this Paragraph, a "Residence Suite" shall be defined as follows:  
RESIDENCE SUITE - Means a suite, in which sanitary conveniences are provided and in which cooking facilities and the installation of cooking equipment, other than a microwave oven, shall not be permitted;
- aii) for the purpose of this Paragraph, a "Dwelling, Apartment" shall be defined as follows:  
DWELLING, APARTMENT - Means a building consisting of four (4) or more dwelling units or residence suites, the occupants of which have a right to use common halls, stairs, elevators, and yards, and may have accessory uses exclusively for the use of the occupants of the apartment dwelling, such as a designated eating area and the associated kitchen facility, communal laundry areas, nursing care services for personal and/or health care (but not including a nursing home), and amenity areas;

We believe that it is imperative that the above also be carried forward into the Comprehensive By-law as there is a clear distinction in the dwelling units/residence suites not having cooking facilities.

We appreciate your attention to this matter. Should you have any questions, please do not hesitate to contact the undersigned.

Best regards,  
**KLM Planning Partners Inc.**

A handwritten signature in black ink that reads "A Shields". The signature is written in a cursive, slightly slanted style.

Alistair Shields  
Senior Planner

cc: Ryan Mino-Leahan, Partner, KLM Planning Partners Inc.  
Duane E. Aubie, York Major Holdings Inc.